

An
Coimisiún
Pleanála

Direction
CD-020096-25
ABP-313262-22


The submissions on this file and the Inspector's report were considered at a meeting held on 30/06/2025.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner:

Date: 04/07/2025


Marie O'Connor

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the Wexford County Development Plan 2022 – 2028, the objectives in Chapter 8.7 Roads, the road safety concerns as a result of the proposed provision of a raised crossing and ancillary infrastructure on the Carley's Bridge Road in place of a dedicated pedestrian footpath, and having regard to the limited forward visibility at the location of the proposed raised crossing as a result of the variable horizontal and vertical alignment of the Carley's Bridge Road, it is considered that the overall proposal for pedestrian access to the proposed development at this location would endanger public safety by reason of traffic hazard and obstruction of road users and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to Objective SH21 of the Wexford County Development Plan 2022 – 2028 it is considered that the provision of 45 number three-bedroom houses and 8 number four-bedroom houses, in the absence of a demonstration of local requirements and/or market evidence suggesting that a different housing mix is required, does not comply with the house type mix required in Chapter 4 sub-section 4.7.5 House Types. The proposed development would, therefore, materially contravene Objective SH21 of the Wexford County Development Plan 2022 - 2028 and would be contrary to the proper planning and sustainable development of the area.